

## ZONING AND ADJUSTMENT BOARD

October 21, 2002

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, October 21, 2002 at 6:30 P.M. with the following members present: Larry Story, Chairman, Dossie Singleton, Jack Bratton, Dale Nichols, Rusty Mask, Richard Bradley, Todd Brown and Evan Merritt. Lamar Parker, Wayne Lee and Mark Caruthers were absent. Terry Neal, Board Attorney, was present. Roberta Rogers, Director of Planning & Development, and Aimee Webb, Board Secretary, were also present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Merritt made a motion to approve the minutes from the ZAB Meeting on October 7, 2002. Mr. Bratton seconded the motion and the motion carried.

Mr. Story presented the Proof of Publication.

ZP2002-107

Eudora Cowart

Mr. Bradley made a motion to remove the case from the table. Mr. Nichols seconded the motion and the motion carried. The applicant was not present. The applicant's attorney submitted a request to the Planning Department prior to the hearing requesting the case be tabled until the November 4, 2002 hearing. A letter of objection to tabling the case was read into the record. Mr. Nichols made a motion to table the case until the November 4, 2002 hearing. Mr. Merritt seconded the motion and the motion carried.

ZP2002-112

George & Joyce Sizemore

Reggie Caruthers, representative for the applicants, was present and requesting a rezoning from A5 to ID on 6.12 acres MOL to bring the property into compliance with the Future Land Use Map. There were nine notices sent. Of the nine notices sent, none were received in favor and two in objection. The letters of objection were read into the record. There were two objectors in the audience: George Fussell and Cyndi Pennington. Attorney Neal declared a conflict of interest due to her office handling the closing for the sale. Mr. Fussell stated his objection was due to the noise that would be created by the proposed business. Ms. Pennington stated she was upset about the industrial uses and proposed industrial uses in the area. Mr. Story explained the Sumter County Comprehensive Plan had designated the property, as well as surrounding properties, as industrial for future land use. There were no further questions or discussions from the Board. Mr. Nichols made a motion to recommend approval of the rezoning from A5 to ID to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

## ZP2002-113

Annie L. Timpson

Lorenzo Brooks, Jr., representative for the applicant, was present and requesting a rezoning on 5.16 acres MOL from A5 & RR1 to RR1C to bring the property into compliance with the Future Land Use Map. There were four notices sent. Of the four notices sent, none were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussions from the Board. Mr. Nichols made a motion to recommend approval of the rezoning from A5 & RR1 to RR1C to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

## ZP2002-114

Joan Kilgoar

Zenda Hayes, representative for the applicant, was present and requesting to rezone 18.5 acres MOL from R1MR to RR5 for the purpose of lineal transfer. There were eight notices sent. Of the eight notices sent, one was received in favor and two in objection. The letters of objection were read into the record. There were no objections from the audience. Ms. Hayes stated her mother was splitting the property between her and her sibling and they were planning on building residences on the property. There were no further questions or discussions from the Board. Mr. Nichols made a motion to recommend approval to rezone 18.5 acres MOL from R1MR to RR5 to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Merritt seconded the motion and the motion carried.

## ZP2002-115

Cathy D. Stiefel, Et al

Cathy Stiefel and Helen Dean, applicants, were present and requesting a rezoning from A10 & R1MR to A10 & RR1 on 15.2 acres MOL to correct an illegal zoning on a parcel and encompass additional acreage in an existing parcel. There were 15 notices sent. Of the 15 notices sent, one was received in favor and five in objection. The letters of objection were read into the record. There were no objections from the audience. Mrs. Webb explained to the Board that Ms. Stiefel was deeding Ms. Dean enough property to give her an acre and Ms. Stiefel was combining the additional property in an existing parcel. Mr. Nichols made a motion to recommend approval of the rezoning from A10 & R1MR to A10 & RR1 on 15.2 acres MOL to correct an illegal zoning on one parcel and encompass additional acreage in an existing parcel to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

## ZP2002-110

Joyce M. McDonald

Ms. McDonald was present and requesting a renewal for a Temporary Use Permit (T 12-99-10) for three years to allow a mobile home on her property for a care receiver's residence. There were six notices sent. Of the six notices sent, two were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Nichols made a motion to approve

the request for a renewal for a Temporary Use Permit for three years to allow a mobile home on the property for a care receiver's residence. Mr. Bradley seconded the motion and the motion carried.

ZP2002-111

Brenda & Elmer Rose

Brenda Rose was present and requesting a renewal for a Temporary Use Permit (T 3-99-8) for three years to allow a RV on their property for a care receiver's residence. There were 12 notices sent. Of the 12 notices sent, none were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussions from the Board. Mr. Nichols made a motion to approve the request for a renewal for a Temporary Use Permit for three years to allow a RV on the property as a care receiver's residence. Mr. Bradley seconded the motion and the motion carried.

### Public Forum

The Board held a discussion regarding modifications to the Land Development Regulations. Due to the Board feeling they didn't have a sufficient amount of time to review the modifications, they requested more time. Mr. Nichols made a motion to table the requested modifications to the Land Development Regulations to the November 4, 2002 hearing. Mr. Merritt seconded the motion and the motion carried.

Mr. Merritt made a motion to adjourn the meeting. Mr. Bratton seconded the motion and the motion carried.

The meeting adjourned at 7:27 p.m.

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Larry Story, Chairman  
Zoning & Adjustment Board